

Environmental Resources

CONTENT OF THESE GOALS, POLICIES AND IMPLEMENTATION ACTIONS

The following Environmental Resources goals, policies and implementation actions address most of the City's natural resources including air quality, biology, surface and ground water resources, noise, and visual resources. Historic and archaeological resources are covered in the existing Conservation Element and the new policies developed through the 2011 General Plan Update (see Historic Resources Section) but will eventually be incorporated into the new Historic Resources Element.

Several new policy areas are included in the yet to be completed Environmental Resources Element: Climate Change, Energy Resources, and Food and Agriculture. These policy areas are part of the new sustainable focus of the General Plan addressing the City's ecological footprint and acknowledgement of the connection between the physical urban setting and people's health. Together they reflect all three aspects of sustainability: environment, equity and economy.

The following goals, policies and implementation actions were either developed during the *Plan Santa Barbara* General Plan update process, carried over from the Conservation Element in effect in 2011, or were EIR mitigation measures. These new goals, policies and implementation actions are operational with adoption of the General Plan, however, until the existing Conservation Element and Noise Element are comprehensively updated and become the Environmental Resources Element, they also remain in effect.



Goals, Policies and Implementation

GOALS

- ***Sustainable Resource Use.*** Protect and use natural resources wisely to sustain their quantity and quality, minimize hazards to people and property, and meet present and future service, health and environmental needs.
- ***Reduce Greenhouse Gases.*** Reduce where practicable greenhouse gas emissions contributions to climate change, and to air pollution and related health risks.
- ***Reduce Fossil Fuel Use.*** Reduce fossil fuel use through increased efficiency and conservation, and by developing renewable energy sources.
- ***Climate Change Adaptation.*** If applicable, incorporate adaptation to climate change in proposals for new development, redevelopment and public infrastructure.

Climate Change Policies

- ER1. **Climate Change.** As applicable, private development and public facilities and services may be required to incorporate measures to minimize contributions to climate change and to adapt to climate changes anticipated to occur within the life of each project.

Possible Implementation Actions to be Considered

- ER1.1 Comprehensive Climate Change Action Plan. Prepare a comprehensive climate action plan, toward compliance with AB32, to address climate change concerns including reducing green-house gas emissions, green-house gas absorption, and adaptation to climate change. The climate action plan will include evaluation of community energy use (i.e., energy used by buildings and infrastructure); waste and recycling; water and wastewater systems; transportation; and community design. Include objectives and indicators to monitor greenhouse gas emissions, and natural phenomena related to climate change, such as oil seeps, sea-level rise, weather patterns, and wildlife behavior.

All elements of the General Plan will identify which specific policies contribute towards the reduction of green house gases. (Green house gases include carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons and perfluorocarbons, among many others.)

- ER1.2 Greenhouse Gas Emission (GHG). Require new development, redevelopment and substantial remodels to demonstrate how the project will support the City in attaining regional GHG vehicular emissions reduction targets. The Santa Barbara region has targets of zero net increase (from 2005 levels) in per capita GHG vehicular emissions in 2020 and 2035. These regional targets were adopted in 2010 by the Santa Barbara County Association of Governments (SBCAG) and the California Air Resources Board (CARB) pursuant to SB 375.

- ER1.3 Urban Heat Island Effect. Improve carbon sequestration and reduce the urban heat island effect by:
- Amending the Zoning Ordinance to establish standards that decrease impermeable surfaces and building areas relative to lot size;
 - Providing incentives such as expedited permitting for building projects that incorporate green roofs; and
 - Exploring possibilities for reducing standards for impermeable surfacing required by the Transportation Division and Fire Department.
- ER2. **Emergency Response Strategies and Climate Change.** The City shall incorporate into its response strategies for emergency preparations, the potential effects of climate change, including from extreme weather, sea level rise, or epidemics, on humans, and the built and natural environments.
- ER3. **Decrease City's Global Footprint.** In addition to promoting reduced unit size, building footprints and GHG emissions, and energy conservation, promote the use of more sustainable building and landscaping materials and methods.

Possible Implementation Action to be Considered

- ER3.1 Locally-Harvested Renewable Materials. Establish additional green building incentives for the use of locally harvested, renewable building or manufacturing materials.
- ER4. **Incorporation of Adaptation in Development.** New public and private development or substantial redevelopment or reuse projects shall estimate the useful life of proposed structures, and, in conjunction with available information about established hazard potential attributable to climate change, incorporate adaptation measures in the design, siting and location of the structures.

Possible Implementation Action to be Considered

- ER4.1 Adaptation Guidelines. The City shall prepare adaptation guidelines for development projects, and to the extent of information available to the City, provide information about potential climate change hazards to developers. (See also Public Services and Safety Element policies, Hazard Avoidance.)
- ER4.2 Sea Level Rise. Identify policy options, costs, and consequences for addressing sea level rise issues, including:
- Techniques to minimize wave energy and damage from storm surges, while minimizing disruption of coastal activities and habitats.
 - Review of City public improvements and utilities for potential consequences of sea level rise, and consideration of means of adaptation such as measures to protect in place, raising facilities above projected flood heights, and managed retreat or relocation of facilities.
 - Coordination with private property owners along the waterfront on techniques for structural adaptation and new design.

Energy Conservation Policies

- ER5. **Energy Efficiency and Conservation.** As part of the City’s strategy for addressing climate change, minimizing pollution of air and water, depleting nonrenewable resources and insulating from volatility of fossil fuel prices, dependence on energy derived from fossil fuels shall be reduced through increased efficiency, conservation, and conversion to renewable energy sources when practicable and financially warranted.

Possible Implementation Actions to be Considered

- ER5.1 Energy Efficient Buildings. Encourage all new construction to be designed and built consistent with City green programs, the California Green Building Code, policies, and the goal of achieving “carbon neutrality” by 2030 in all buildings.

Further reduce energy consumption over time to “carbon neutrality” by 2030 in new building and through suggested retrofits. Establish a voluntary program and time line for increasing the energy efficiency and carbon neutrality of new buildings or additions, and of existing building stock. Provide:

- a. Information on current energy use and conservation options;
- b. Incentives for voluntary upgrades;
- c. Voluntary incremental upgrades may be encouraged at time of sale, and/or other methods for greening the existing building stock; and
- d. Tools for self-assessment financing for energy efficiency upgrades and on-site solar and wind power generation through property taxes (in conjunction with AB 811).

- ER5.2 Retrofitting of Systems. Continue to implement programs through Sustainable Santa Barbara for retrofitting of municipal systems with energy efficient equipment, systems, and programs.

- ER6. **Local and Regional Renewable Energy Resources.** Provide both within the city, and regionally through working with the County and other local jurisdictions or parties, opportunities to preserve, promote and participate in the development of local renewable energy resources such as solar, wind, geothermal, wave, hydro, methane and waste conversion.

Possible Implementation Actions to be Considered

- ER6.1 Community Choice Aggregation. Conduct a feasibility study to include a cost benefit analysis and carbon footprint assessment for a Community Choice Aggregation arrangement as either a bulk purchaser or producer of energy from alternative resources. Change codes to support and promote examining the feasibility of Community Choice Aggregation.

- ER6.2 Alternative/Advanced Fuels. Support and implement the California Energy Commission and State Air Resources Board goal for alternative/advanced fuels set forth in AB1007 for non-petroleum fuel use of 20% by 2020 and 30% by 2030.

- ER6.3 Incentives for Alternative/Advanced Fuel Infrastructure. Give priority through expedited processing to projects providing infrastructure for alternative/advanced fuels.

- ER6.4 Obstacles for Small Wind Generators. Identify and study regulatory obstacles to installing small individual or community wind generators, and prepare standards for siting, design, maintenance and operation to ensure compatibility with adjoining land uses and protect environmental resources.
- ER6.5 Facilitate Renewable Energy Technologies. Promote flexible design review standards and facilitate use of renewable energy technologies through streamlined planning and development rules, codes, processing, and other incentives.
- ER6.6 Solar Energy. Encourage the use of solar photo-voltaic arrays on new construction, redevelopment, and significant remodel projects, as appropriate, taking into consideration project scale and budget, building size, orientation, roof type, and current energy use.
- For multi-residential projects of 3 or more units, require provision of a minimum 2 kw system per unit consistent with the City's Solar Energy System Design Guidelines, if physically feasible.
 - For 1 or 2-unit residential projects require provision of 300 sq. ft. rectangular unobstructed roof area free of mechanical equipment and vents facing south, east or west in a manner that future photovoltaic installation would be consistent with the City's Solar Energy System Design Guidelines, if physically feasible.
 - For commercial and industrial projects provide a minimum of 5 watts of photovoltaic panel systems for every new square foot of building net floor area; or a photovoltaic system sized to meet a minimum of 30% of the average projected energy demand for the structure, whichever is lower.

Air Quality Policies

- ER7. **Highway 101 Set-Back.** New development of residential or other sensitive receptors (excluding minor additions or remodels of existing homes or one unit on vacant property) on lots of record within 250 feet of U.S. Hwy 101 will be prohibited in the interim period until California Air Resources Board (CARB) phased diesel emissions regulations are implemented and/or until the City determines that diesel emission risks can be satisfactorily reduced or that a project's particulate exposure level is sufficiently reduced. The City will monitor the progress of CARB efforts and progress on other potential efforts or measures to address diesel emissions risks.

Possible Implementation Actions to be Considered

- ER7.1 Review Criteria. Prepare project review criteria for the set-back area.
- ER7.2 Barriers and Sound Walls. Pursue funding and installation of sound walls, trees and shrubs along unprotected areas of U.S. Hwy 101 to create a barrier to reduce particulate transmissions. Barriers and sound walls to be consistent with the Highway Santa Barbara Coastal Parkway Design Guidelines.
- ER8. **Low-Emission Vehicles and Equipment.** Expand infrastructure and establish incentives for use of lower emission vehicles and equipment (e.g., parking priority, electric vehicle plug-ins). Support the amendment of speed limit restrictions to permit the wider use of electric vehicles.

Possible Implementation Actions to be Considered

- ER8.1 **Electric Vehicles.** Monitor electric car development, including the projected availability of new vehicles and the types of charging stations that will serve those vehicles. Require the installation of the most commonly used types of electric charging stations in all major new non-residential development and remodels as appropriate, based on increases in the electric vehicle fleet and the availability of suitable charging technology. Provide expedited permitting for installation of electric vehicle charging infrastructure in residential, commercial, and industrial development. Consider changing the Building Code to require pre-wiring for electric vehicle charging infrastructure in new and substantial remodels of residential units.
- ER9. **Marine Shipping Emissions.** Support regional and State efforts to reduce marine shipping emissions.
- ER10. **Development Mitigation.** Establish ordinance requirements to apply standard air-quality mitigation measures for new development and construction projects. These include measures to minimize construction dust and vehicle emissions; provide landscaping; conserve energy and reduce vehicle trips.

Biological Resources Policies

- ER11. **Native and Other Trees and Landscaping.** Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

Possible Implementation Actions to be Considered

- ER11.1 **Tree Protection Ordinance.** Update ordinance provisions to protect native oaks and other native or exotic trees. New development shall be sited and designed to preserve existing mature healthy native and non-native trees to the maximum extent feasible.
- ER11.2 **Oak Woodlands.** Site new development outside of oak woodlands to the maximum extent feasible. Within and adjacent to oak woodlands:
- Avoid removal of specimen oak trees;
 - Preserve and protect oak saplings and native understory vegetation within areas planned to remain in open space;
 - Provide landscaping compatible with the continuation and enhancement of the habitat area, consisting primarily of native species and excluding use of invasive non-native species;
 - Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;
 - Minimize or avoid installation of high water use landscaping (e.g. lawn) under the dripline of oak trees.
- ER11.3 **Urban Tree Protection and Enhancement.** Create a City-wide enforcement and mitigation program for removal, severe pruning without a permit, or neglect, of protected trees (street trees, trees in front yards, and historic or otherwise designated trees).

- ER12. **Wildlife, Coastal and Native Plant Habitat Protection and Enhancement.** Protect, maintain, and to the extent reasonably possible, expand the City's remaining diverse native plant and wildlife habitats, including ocean, wetland, coastal, creek, foothill, and urban-adapted habitats.

Possible Implementation Actions to be Considered

ER12.1 Designate Habitats. Map and designate important City upland habitats and wildlife corridors that merit long term protection, enhancement, and preservation for habitat and wildlife values. Include criteria and monitoring objectives such as largest areas of contiguous coastal sage scrub (generally five acres or greater), oak woodlands (generally one-half acre or greater), perennial grasslands (generally 0.25 acres or greater), annual grasslands (generally five acres or greater), and important wildlife movement corridors.

ER12.2 Multi-Use Plan for Coast and Native Habitat Restoration. Develop updated multi-use plans and monitoring guidelines for publicly owned beaches and other coastal areas to provide for both recreational uses and protection of coastal habitats and wildlife/native plant species. Incorporate as part of the Multi-Use Plan, a Waterfront habitat and wildlife management program that provides measures to improve the extent and quality of native coastal habitats within the City Waterfront, with the following goals:

- a. Restoration and protection of remnant coastal sand dune habitat along the City Waterfront, including the removal of non-native and/or invasive plants.
- b. Restoration and enhancement of the estuaries of Mission and Sycamore creeks and the Laguna Channel, including appropriate revegetation and removal and control of invasive species. Measures should be considered to improve these estuaries where feasible to maximize biological productivity and ecological function taking into consideration the dynamics of ocean waves and currents and ongoing movement of sand along the City coast.
- c. A public access management plan that maintains public access to and along the shoreline, but channels the public to appropriate access locations as needed through sensitive habitat areas of the beach.

ER12.3 Coastal Bluff Habitat Restoration Program and Protection

- a. Coastal Bluff Scrub Protection. Site and design new development or major remodels/expansions along the City coastal bluffs (including access, drainage, and landscape improvements) to:
 - minimize impacts to coastal bluff scrub habitat;
 - include provisions for habitat restoration of coastal bluff scrub habitats where development creates direct or indirect impacts to the affected habitat;
 - provide compatible landscaping within 10 feet of the edge of the bluff or on the bluff face, consisting of appropriate native coastal bluff scrub species.
- b. Coastal Bluff Restoration. Establish a goal to restore 5.0 acres of coastal bluff habitat over the 20-year life of Plan Santa Barbara.

- c. Restoration on Publicly Owned Lands. Work to increase the acreage of coastal bluff scrub through restoration projects on publicly-owned lands along Shoreline Park and the Douglas Family Preserve, and through providing education and assistance to private land owners to encourage the restoration of such habitats.

ER12.4 Native Species Habitat Planning. Protect and restore habitat areas for native flora and fauna, and wildlife corridors within the City, including for chaparral, oak woodland, and riparian areas. In particular, provide land use/design guidelines to:

- a. Require buildings and other elements of the built environment, and landscaping to be designed to enhance the wildlife corridor network as habitat.
- b. Ensure that the City and new development preserve existing trees within identified wildlife corridors, and promote planting new trees, and installing and maintaining appropriate native landscaping in new developments within or adjacent to important upland wildlife corridors and all streams. Ensure that efforts are made to minimize disturbance to understory vegetation, soils, and any aquatic habitats that are present below the trees in order to provide movement of species that utilize the habitat.
- c. Ensure that new development and redevelopment projects will not result in a net reduction or loss in size and value of native riparian habitats.
- d. Increase riparian habitat within the City and / or its sphere of influence by 20 acres or more, and 1 linear mile or more, over the 20 year life of Plan Santa Barbara. Priorities for restoration include perennial reaches of the major streams, reaches of creek on publicly-owned land, and degraded areas of the City's three major creeks.

ER12.5 Riparian Woodland Protection. Site new development outside of riparian woodlands to the extent feasible. Within and adjacent to riparian woodlands:

- a. Avoid removal of mature native trees;
- b. Preserve and protect native tree saplings and understory vegetation;
- c. Provide landscaping within creek setback compatible with the continuation and enhancement of the habitat area, consisting primarily of appropriate native species and excluding use of invasive non-native species;
- d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;
- e. Include water quality protection and enhancement measures consistent with the adopted City Storm Water Management Plan.

ER13. **Trail Management.** Existing and future trails along creeks or in other natural settings shall be managed for both passive recreational use and as native species habitat and corridors.

ER14. **Integrated Pest Management Program.** To the extent allowable under state health and safety laws, establish ordinance provisions to apply integrated pest management requirements to development permits.

Hydrology, Water Quality and Flooding Policies

- ER15. **Creek Resources and Water Quality.** Encourage development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs.

Possible Implementation Actions to be Considered

- ER15.1 Comprehensive Creek Action Plan. Prepare a comprehensive long term action plan for protecting and enhancing creek water quality, riparian area, and steelhead use, and maintaining or enhancing flood management.
- ER15.2 Master Drainage Plan. In coordination with watershed planning, develop a comprehensive drainage plan that identifies the existing system, policies and development standards to better address drainage and water quality issues, areas appropriate for drainage retention/detention, future capital improvements, and funding plan to finance the projects.
- ER15.3 Pharmaceutical Waste Education and Collection. Continue coordination with the County of Santa Barbara and other agencies to establish and maintain an ongoing public education campaign and periodic drop-off collection days, focusing on proper disposal of pharmaceutical materials and other emergent contaminants of concern, to reduce the contaminants entering wastewater, storm drain, and solid waste systems.
- ER15.4 Beach Water Quality Improvement. Consider actions for further improving water quality at East Beach, which could include: (1) a restoration plan for Lower Mission Creek/Laguna Channel, including the potential for a constructed wetland at the creek/ocean interface and/or (2) an ultraviolet treatment system to disinfect the flow within Laguna Creek during low flow periods (e.g., May-September) prior to entering the channel and discharging to the beach.
- ER15.5 Watershed Action Plans. Continue work toward completion of Watershed Action Plans for Mission Creek, Sycamore Creek, Arroyo Burro Creek, and Laguna Watersheds.
- ER16 **Storm Water Management Policies.** The City's Storm Water Management Program's policies, standards and other requirements for low impact development to reduce storm water run-off, volumes, rates, and water pollutants are hereby incorporated into the General Plan Environmental Resources Element.

Possible Implementation Actions to be Considered

- ER16.1 Storm Water Guidelines. The City's Storm Water Management Guidelines provide information on implementation measures such as ground water recharge, pervious surfacing, bioswales, detention basins, and green roofs. Update measures for street sweeping, storm-drain stenciling, and public outreach for inclusion in conditions of approval or as mitigation measures. Encourage the conversion of excess street paving between sidewalks and streets to bioswales.
- ER16.2 Wash-Down Policies. Prepare or update regulations to limit the practice of hosing down driveways, to conserve water and reduce pollutants carried through urban run-off and conserve water per State Water Resources Control Board regulatory guidelines for storm water management.

ER16.3 Floodplain Mapping Update. Update the Flood Insurance Maps (FIRM) floodplain boundaries for Special Flood Hazard Areas such as the Mission and Sycamore creek drainages and Area A near the Estero.

ER17. **Creek Setbacks, Protection, and Restoration.** Protection and restoration of creeks and their riparian corridors is a priority for improving biological values, water quality, open space and flood control in conjunction with adaptation planning for climate change.

Possible Implementation Actions to be Considered

ER17.1 Creek Setback Standards. Establish updated creek setback and restoration standards for new development and redevelopment along all creeks, and prepare or update guidelines for restoration, increase of pervious surfaces and appropriate land uses within designated creek side buffers.

- a. Develop setback standards of greater than 25 feet from the top of bank for new structures and hard surfaces adjacent to creeks and wetlands.
- b. At a given site, creek buffers should be adequate for protection from flood, erosion, and geologic hazards, and to provide habitat support.
- c. In developing creek setback and restoration standards, consider applicable creek standards in surrounding jurisdictions and the Santa Barbara County Flood Control District general recommendation for new development setbacks of 50 feet from the top of bank of major creeks with natural creek banks, with a reduction up to 25 feet where “hard bank” protection is present.
- d. For new development that is closer than 50 feet to the top of the bank of any major stream, creek bank stabilization shall be provided through planting of native trees and shrubs on creek banks and along the top of banks to minimize erosion and the potential for bank failure.
- e. When the City determines that a structure must be constructed within proposed creek setbacks or where a project would be exposed to unusually high risk of bank erosion or collapse, non-intrusive bank stabilization methods such as bio-engineering techniques (e.g. revegetation, tree revetment, native material revetment, etc.) shall be used where feasible rather than hard bank solutions such as rip-rap or concrete.

ER17.2 Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, and better incorporate creeks as part of landscape and open space design. Utilize native riparian palettes for landscaping along creeks, and prohibit the use of non-native invasive plants. Encourage public creekside pedestrian paths where appropriate to increase connectivity and provide pocket parks and signage to improve public awareness and enjoyment of the City’s creeks.

ER17.3 Creek Naturalization. Prohibit the placement of concrete or other impervious material into, or piping of, major creeks and primary tributaries except for water supply projects or flood control projects that are necessary for public safety, or to maintain or repair a structure that protects existing development. These protection measures shall only be used for water supply or flood control purposes where no other less environmentally damaging method is available and the project has been designed to minimize damage to creeks, wetlands, water quality, and riparian habitats. Whenever

feasible, existing concrete lining shall be removed from creek channels, and reaches of drainages that have been previously under-grounded shall be “daylighted.”

ER17.4 Surface Water Drainage Restoration. Set a goal to restore or daylight a total of at least .5 miles of surface water drainages over the life of Plan Santa Barbara. Priority areas for restoration include segments of Mission Creek consistent with sound flood control practices, the reach of Arroyo Hondo Creek through City College, the tributary to Arroyo Burro Creek west of Las Positas Road, and the segment of Arroyo Burro Creek adjacent to La Cumbre Plaza.

Food and Agriculture Policies

ER18. **Farmers Markets.** Continue to support local farmers markets, and expand locations to include neighborhood locations consistent with Sustainable Neighborhood Plans, expand infrastructure to support them, and expand hours of operations.

ER19. **Gardener Education.** Continue to support the City/County/SBCC Green Gardener training program, and expand community and school educational programs for producing gardens year-round using sustainable gardening practices. Encourage the use of fruit trees in landscaping where appropriate.

ER20. **Food Scrap Recovery and Composting Program.** Continue and expand the City program for diversion of food scraps from landfill disposal, to be composted for use as soil amendments so long as economically viable.

ER21. **Public and Private Food Gardens.** Provide for infrastructure to support local community gardens. With neighborhood support, develop publicly-available edible landscaping in existing and new parks. Reserve space for public gardening within the urban core area to be maintained by the community. Design for green roofs and urban rooftop gardens in residential development Downtown.

ER22. **Food Gardens for Schools.** Work with the Santa Barbara School Districts to develop organic gardens at schools and a healthy and waste-free lunch program:

- a. To educate students about where food comes from, and the nutrient and energy cycles from garden to table and back again;
- b. To encourage the development of healthy eating habits, and;
- c. To provide healthy local food.

ER23. **Regional Agriculture.** Support regional coordination toward expanding local sustainable food sources. Support incentives for maintaining and establishing additional agricultural farms and farm stands within the City, the South Coast, and tri-county areas. Support directing local food to our schools, cafeterias, groceries, convenience stores, and restaurants.

Aesthetics and Visual Resources Policies

ER24. **Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.

Possible Implementation Actions to be Considered

- ER24.1 Document Public Views. Conduct a study to identify and document important public views of the ocean, the mountains or other highly-valued views, establish a list of important public view points, and provide a photo record. Prepare related development standards to protect the views seen from the public view points.
- ER24.2 Evaluation Criteria. In evaluating public scenic views and development impacts at a particular location, the City shall consider:
- a. The importance of the existing view (i.e., whether a view contains one or more important visual resources, has scenic qualities, and is viewed from a heavily used public viewpoint, such as public gathering area, major public transportation corridor or area of intensive pedestrian and bicycle use);
 - b. Whether a proposed change in the existing view would be individually or cumulatively significant (i.e., substantially degrade or obstruct existing important public scenic views, or impair the visual context of the Waterfront area or designated historic resource);
 - c. Whether changes in the proposed action could be avoided or adequately reduced through project design changes (such as site lay-out, building design, and landscape design).
- ER24.3 Site-Specific Coastal Bluff Analysis. Any mapped illustration, description of, or reference to, a “coastal bluff” in the Plan Santa Barbara planning, background, or environmental documents should trigger the requirement for professional site-specific coastal bluff location analysis as part of the application for development on a parcel, rather than to be a conclusive determination that a “coastal bluff” now exists, or at any time during the historic record has existed, on that parcel.
- ER24.4 Vegetation Protection. Prepare guidelines and standards for removal of significant trees and for planting replacement or additional trees, and protect significant natural vegetated areas from inappropriate development.
- ER24.5 Scenic View Protection. Further protect public scenic views of the coast, hillsides, open spaces, creeks and historic resources by incorporating visual guidelines as part of, project design guidelines and environmental review guidelines.
- ER25. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.

Possible Implementation Action to be Considered

- ER25.1 Underground Utilities. Cooperate with developers and utility companies to underground as many as possible overhead utilities in the city by 2030. Establish a listing of priority street segments with realistic target dates in the capital improvements program and continue to support neighborhood efforts for undergrounding.

Noise Policies

- ER26. **Noise Policies for New Residential Uses.** Take into consideration the surrounding existing and future legal land uses in establishing exterior noise policies for new residential uses.

Possible Implementation Actions to be Considered

- ER26.1 Residential Exterior Ambient Noise Levels in Non-Residential and Multi-Family Zones. An average ambient outdoor noise level of 65 dBA Ldn or CNEL or less is established as the level considered normally acceptable for required outdoor living areas of residential units located within non-residential and multi-family zones. This policy amends the General Plan Noise Element Land Use Compatibility Guidelines for residential units in non-residential and multi-family zones.
- ER26.2. Residential Exterior Ambient Noise Levels in Single Family Zones. An average ambient outdoor noise level of 60 dBA Ldn or CNEL or less is established as the level considered normally acceptable for required outdoor living areas of residential units located within single-family zones except for areas subject to higher ambient noise levels, for which a 65 dBA Ldn or CNEL standard is established. This policy amends the General Plan Noise Element Land Use Compatibility Guidelines for residential units in single-family zones that already experience average ambient noise levels above 60 dBA.
- ER26.3 Subdivisions in Single-Family Zones. Subdivisions may be permitted in areas where the existing average ambient noise level exceeds 60 dBA Ldn or CNEL only if it is demonstrated that required outdoor living areas can be provided with an exterior noise level of 60 dBA Ldn or CNEL or less.
- ER26.4 Construction Noise. Establish different construction noise standards for mixed-use urban and suburban residential areas, including standards for days, hours, and types of construction.
- ER26.5 Non-Residential Noise Affecting Residential Neighborhoods. To further General Plan policies for maintaining quiet, high quality neighborhoods, require more detailed noise assessments for proposed special, conditional, and institutional uses with episodic activities and events that may cause noise effects to residential neighborhoods.
- ER27. **Sound Barriers.** The City supports and will assist in the provision of sound barriers along the Hwy 101 transportation corridor.

Possible Implementation Actions to be Considered

- ER27.1 Local Share Funding. The City should pursue funding toward the extension and connection of the sound attenuation wall along the entire U.S. Hwy 101 and Union Pacific Railroad corridor within City boundaries. Barriers and sound walls to be consistent with the Highway Santa Barbara Coastal Parkway Design Guidelines.

- ER27.2 Noise Monitoring and Reduction. The City shall periodically monitor freeway noise level increases through the year 2030 and if necessary work with neighborhoods, the California Department of Transportation, and Union Pacific Railroad to identify and implement specific measures to reduce future freeway noise increases affecting expanded areas of existing residential neighborhoods with noise levels of 65 dBA or more. Noise attenuation measures may include added sound walls along portions of the freeway and/or local measures.
- ER27.3 Environmental Justice Populations. The City should establish a financial incentive program designed to provide low-interest loans to allow environmental justice populations located in high noise areas to construct noise control improvements to reduce indoor noise levels below 45 dBA CNEL.



Existing Conservation Element

[Not Updated as Part of this General Plan Update]



Existing Noise Element

[Not Updated as Part of this General Plan Update]



Flood Plain Map

